



DRAINAGE AND RETAINING WALL REQUIREMENTS

NOTICE

Attention all Builders and Contractors:

As of April 1, 2005, it is the Builders' responsibility to handle all surface water, drainage and run-off on the site where it is generated. Surface water, drainage or run-off will not be allowed to flow onto adjoining properties. **NO EXCEPTIONS.** All water must be directed toward the public way, a permanent public drainage easement, or a permanently maintained irrigation ditch. **NO WATER CAN FIND ITS WAY ONTO ADJOINING PROPERTIES.**

Sloping lots will require special grading attention, including V-ditches, swales and retaining walls. Slope cannot exceed 2:1 (two horizontal to one vertical).

Retaining walls are required to be installed when slopes exceed 2:1, or when the toe of the slope is closer than 2 feet from the property line. **ALL RETAINING WALLS WILL REQUIRE A SEPARATE BUILDING PERMIT.**

- A site plan showing where the wall is located on the lot along with linear measurement is required for all heights of walls.
- Retaining walls 4 feet or less require full design and details of wall construction.
- Retaining walls greater than 4 feet, as measured from the bottom edge of the footing to the top of the wall, will also require two (2) wet-stamped copies of engineering with the permit application. A building permit fee will be charged on retaining wall permits over 4 feet.

A rock retaining wall may be allowed, when approved by the Building Official, in lieu of a poured-in-place or masonry wall.

All builders must review subdivision plat maps for specific requirements. Approved subdivision plats will identify specialized requirements, including drainage easements. Review of all requirements is critical prior to purchase of developed property.