



DRAINAGE AND ROCK 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 rock or masonry walls. Slope cannot exceed 2:1 (two horizontal to one vertical).

Rock or masonry 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. As of March 10, 2015, rock/masonry walls taller than 4' (or walls holding a surcharge of any height) require a separate building permit approved by the Engineering Department and Building Department before installation. Requirements for permit applications include:

- Two (2) copies of a site plan showing where the wall is located on the lot along with linear measurement and showing any items causing a surcharge.
- Two (2) wet-stamped copies of engineering with the permit application.
- Public utility easement waivers for any walls within the public utility easements.
- Special inspection agreement (the Engineer of record or designated special inspector must inspect and approve the wall and submit approval letter or report).

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.