

1 ~DRAFT~

2 13.76.700:

3 **FILL WORK AND LAND EXCAVATIONS; SPECIAL REQUIREMENTS:**

4
5 F. Standards And Specific Requirements For Grading And Retaining Wall Systems:

- 6
7 1. All grading, fill work and excavation shall comply with the requirements set forth in this chapter in addition to
8 other requirements of this Code.
- 9 2. All grading and excavation in or adjacent to residential neighborhoods shall ~~be carried on between the hours~~
10 ~~of eight o'clock (8:00) A.M. to seven o'clock (7:00) P.M. and shall~~ comply with the City's noise ordinance.
- 11
12 3. All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site shall
13 be dampened or suitably treated, managed, or contained to prevent the deposit of dust on neighboring
14 properties; all materials transported to or from the site shall be so contained during transportation as to
15 prevent spillage on streets or other property outside of the site.
- 16
17 4. Maximum unretained or exposed slope of a permanent cut and fill area shall be thirty percent (30%). The City
18 Engineer may require the percent of slope of a cut or fill to be reduced if it is found that the cut or fill is
19 subject to unusual or excessive erosion, or if other conditions make such requirements necessary for
20 stability.
- 21
22 5. All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock, or other
23 inert materials free from organic material and free of metal, and except that topsoil spread on cut and fill
24 surfaces may incorporate humus for desirable moisture retention and plant growth properties.
- 25
26 6. Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an
27 excavation or any portion of a fill. All drainage ways and structures shall carry surface waters without
28 producing erosion to the nearest practical street, storm drain or natural watercourse acceptable to the City
29 Engineer as a safe place to deposit and receive such waters. The City Engineer may require such drainage
30 structures to be constructed or installed as necessary to prevent erosion damage or to prevent saturation of
31 the fill or material behind cut slopes.
- 32
33 7. Exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded to a maximum slope of
34 thirty percent (30%). All exposed slopes of any cut or fill shall be protected from erosion or sloughing by
35 approved plantings or graded terracing, crib walls or walls and planting, terracing, or combination thereof.
- 36
37 8. Artificial grade alterations:
- 38 a. Grading intended to raise and level the developable area of a site to support driveways, patios or
39 other structures shall be limited to a maximum of two feet (2') above the averaged grades
40 elevations of the abutting properties. ~~Proposals to artificially change grades greater than the~~
41 ~~average of the abutting properties to a maximum of two feet (2') must be approved by the Planning~~
42 ~~Commission.~~
- 43 b. Maximum depth of backfilled grades within four feet (4') of a property line shall be two feet (2').
- 44
45 9. ~~Use of~~ Retaining walls or retaining wall systems within a required setback shall be designed and constructed
46 ~~be~~ as follows.
- 47
48 For the purposes of this section a retaining wall system shall include various types such as, but not limited to:
49 gravity, crib, gabion, cantilever, rip-rap boulder or anchored systems designed to retain lateral soil loads.
- 50 a. Prohibited locations: No retaining wall or retaining wall system shall be constructed on or straddling
51 property lines or within a required, recorded easement(s).
- 52 ~~a. b.~~ Retaining walls holding the cut soil of the natural slope: ~~within a required setback shall meet the~~
53 ~~following provisions:~~

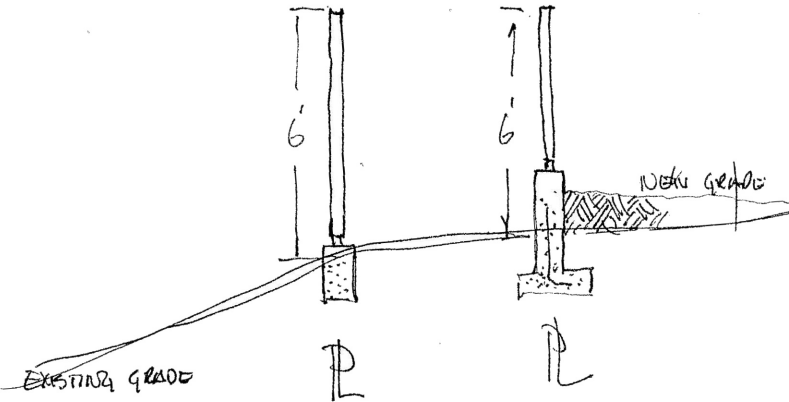
- (1) Minimum one foot (1') setback from property to any footing of retaining wall
- ~~(4)~~ (2) The maximum height of any retaining wall shall not exceed ~~four~~ six feet (4'6') ~~from below~~ the natural grade.
- ~~(2)~~ (3) Area ~~cut and~~ retained ~~shall~~ not to exceed twenty percent (20%) of the required setback area.
- ~~(3)~~ (4) Retaining walls located in a ~~required~~ front yard ~~setback~~, along a public or private right-of-way shall be set back a minimum of four feet (4') ~~from the right-of-way line~~.
- ~~(4)~~ (5) Each ~~subsequent~~ retaining wall must be accompanied by a horizontal landscaped offset measuring no less than the height of the retaining wall.

~~b. c.~~ Retaining walls or retaining wall systems holding artificially backfilled grades within a required setback: ~~must be approved by the Planning Commission according to section 13.08.080 of this title.~~

- (1) Minimum of a four foot (4') setback required for any retaining wall system
- (2) The maximum height of any retaining wall shall not exceed four feet (4') measured from the natural grade. Height shall be stepped every ten feet (10') to accommodate changes in the natural topography
- (3) Each subsequent retaining wall must be accompanied by an additional, horizontal landscaped offset of four feet (4')
- (4) _____

10. Retaining walls ~~up to eight feet (8') in height and retaining walls~~ associated with a residential or nonresidential, planned development use may be approved by the Planning Commission upon recommendation of the Technical Review Committee according to procedures set forth in section 13.78 of this Title.
11. Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site shall be backfilled and compacted to the level of the surrounding grades.

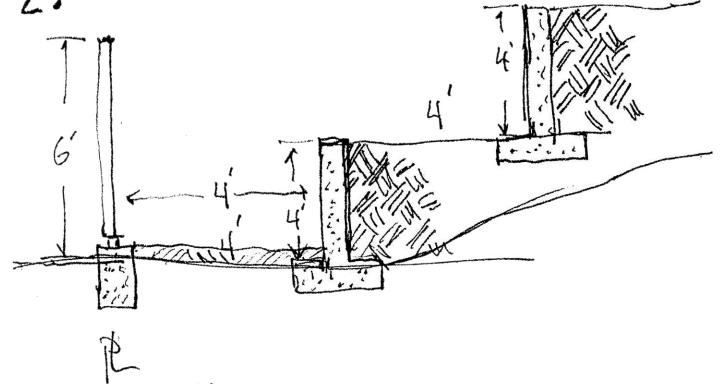
1.



* FENCE / COMBO Retaining wall

- Max 6' fence
- Max 6' fence + combo retaining wall
- • Back filled grades maximum 2' fill within 4' of property line.

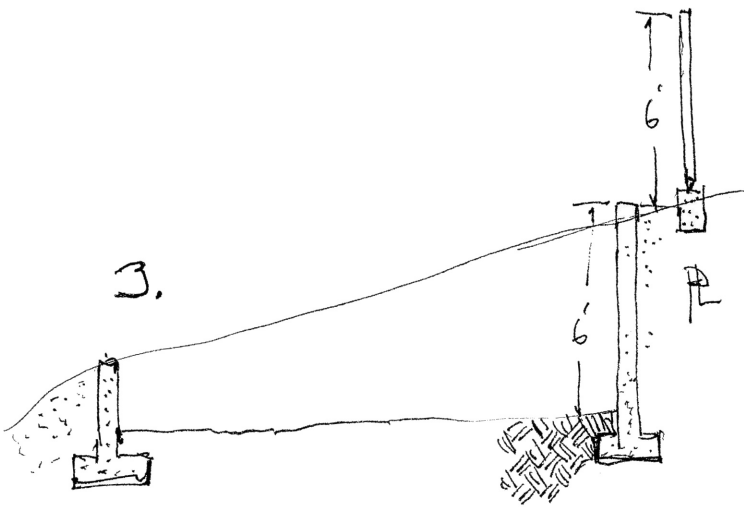
2.



* FENCE + Retaining wall system SUPPORTING BACKFILL

- Max 4' Retaining wall supporting backfilled slope
- Min 4' setback off prop line for 1st retaining wall

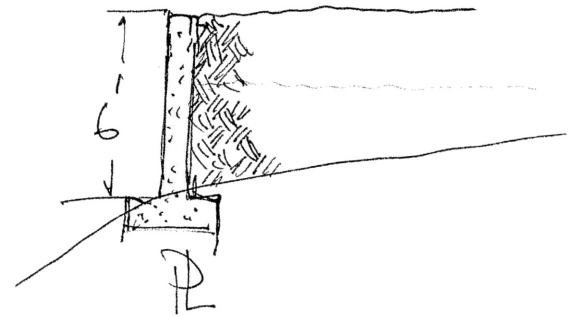
3.



* FENCE + Retaining wall system SUPPORT CUT SLOPE.

- Maximum cut at existing slope 6' within 8' of property line within required setback area.

4.



* Retaining wall AS FENCE BARRIER.
[Proprietary situation]

* DEF OF FENCE: Barrier into prop. an Line.