

CHAPTER 20 - PLANNING AND DEVELOPMENT

Sec. 20-258. Grading and drainage regulations; permit requirements.

(a) Application. To obtain a grading permit, the applicant shall file in writing on a form furnished by the Engineering Director and obtain permit. A separate application shall be required for each site and may cover both excavation and filling. A separate haul route permit (for moving material off site), shall be obtained for 100cu. Yds. For volumes under 100cu. Yds., the route and destination shall be shown on the grading and drainage drawing.

Every such application shall:

- (1) Identify and describe the work to be covered by the permit for which application is made.
- (2) Describe the land on which the proposed work is to be done by lot, block, tract, or similar description that will identify readily and definitely locate the proposed work and give name and address of property owner.
- (3) Indicate the intended use for which the site is being prepared.
- (4) Give proposed location of deposit area and name and address of person who will receive excavated material and evidence that he is willing to receive the material (if offsite).
- (5) Be accompanied by plans, specifications and a soil and drainage report as required in Subsection (b) of this section and a Storm Water Pollution Prevention Plan (SWPPP) if required in subsection (e) of this section.
- (6) State the estimated quantities of earthwork involved.
- (7) Be signed by the permittee, or his authorized agent, who may be required to submit evidence to indicate such authority.
- (8) Locate all retaining walls (and state height) planned in the project.
- (9) Provide typical cross sections of retaining and privacy walls at all locations where a change in grade occurs along the perimeter of the entire project.
- (10) Obtain all applicable Maricopa County Air Quality Control permits and submit/incorporate it as part of the overall grading permit.
- (11) Give such other information as reasonably may be required by the Engineering Director.

(b) Plans, Specifications and Soil and Drainage Report. Each application for a grading permit shall be accompanied by four sets of plans, specifications and soil

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report, except when waived by the Engineering Director for minor or insignificant work. The plans, specifications and soil report shall be prepared and signed by a professional civil engineer, licensed by the State of Arizona. The drainage report shall be prepared and signed by a professional civil engineer, licensed by the State of Arizona. The methodology shall be in accordance with the Infrastructure Development Guidelines Manual.

EXCEPTIONS:

- (1) Plans and specifications need not be prepared by a licensed engineer if the Engineering Director waives such requirement because technical engineering is not required.
- (2) When waived by the Engineering Director in cases where soils and geologic conditions are not significant factors in the design, a soil report need not be submitted.
- (3) Plans, specifications and soil reports shall not be required by the Engineering Director for work in a legal subdivision or for work which is in an area under an approved site plan required by the zoning ordinance, provided such subdivision or site plan approval is granted subsequent to the effective date of this ordinance. The requirements of sections 20-250 through 20-275 of this code shall be fulfilled during the approval process of the subdivision or site plan.

(c) Information on Plans and in Specification, Drainage Report and soil Report. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that they will conform to the provisions of this chapter and all relevant laws, ordinances, rules and regulations. The first sheet of each set of plans shall give the location of the work and the name and address of the owner and person by whom they were prepared. The plans shall show, but need not to be limited to, the following information:

- (1) General vicinity map of the proposed site.
- (2) Property limits and accurate contours (internal and external) of existing ground and details of terrain and area drainage. For slopes less than 10%, 1' contours; for slopes greater than or equal to 10%, 2' contours. All elevations shall be to U.S. Coast and Geodetic Survey Datum or City of Peoria datum.
- (3) Limiting dimensions, elevations, slopes and finish contours or elevations to be achieved by the grading, and proposed drainage channels and related construction.
- (4) Detailed plans of all surface and subsurface drainage devices, dry wells, walls, cribbing, dams and other protective devices to be constructed with, or as part of, the proposed work together with a map showing the drainage area and the estimated runoff of the area served by any drainage system.

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- (5) Location of any buildings or structures on the property where the work is to be performed and the location of any building or structures on land adjacent to the property which is within fifty feet (50') of the property or which may be affected by the proposed grading operations. A change over 2', is considered to be affected.
- (6) Any additional plans, drawings, specification or calculations reasonably required by the Engineering Director.
- (7) Provisions for on-site retention of storm water, unless waived by the Engineering Director, or otherwise not required by this chapter.
- (8) In areas of special flood hazard, indicated the area of special flood hazard as delineated by the Federal Emergency Management Agency. Specifications shall contain information covering construction and material requirements. Plans and specifications shall be based on the soil report when such a report is required.
- (9) Grading and drainage permits are valid for nine (9) months after issuance or from approval dates, whichever is less.

(d) The soil report shall show the information obtained from surface, subsurface and geological investigations necessary to provide information on which to base the design of the proposed project. The report shall include, but need not be limited to, pertinent data as applicable to the proposed project, concerning:

- (1) The nature, distribution and strengths of existing soil and rock.
- (2) Geologic factors affecting stability and safety.
- (3) Conclusions and recommendations for grading requirements including the correction of weak and/or unstable conditions.
- (4) Opinions and recommendations covering the adequacy of sites to be developed by the proposed grading operations.
- (5) Retention basins shall drain within 36 hours. Basins should bleed off into a storm drain system where possible; if not, percolation data shall determine if drywalls are required.

(e) Storm Water Pollution Prevention Plan (SWPPP) as per the NPDES program, shall be submitted by the owner or his representative with the grading and drainage plan. The requirements of the erosion control plan are listed in the Infrastructure Development Guideline, as may be amended from time to time by the Department of Engineering.

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