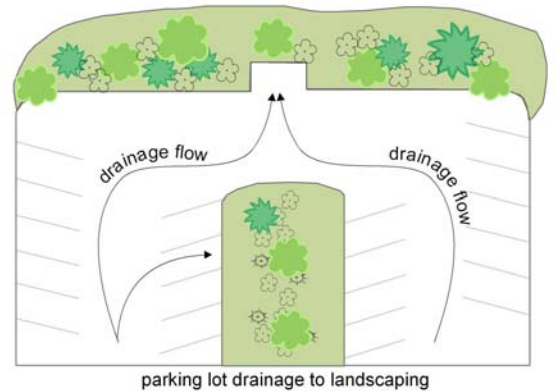


#### 18.40.210 Drainage/grading

##### 18.40.211 Guidelines

- (1) Projects should be designed to minimize cut and fill areas. Excessive cut and fill is discouraged especially in locations of limited or difficult access. Special care should be taken to final grade all disturbed areas to a natural appearing configuration. Techniques to soften the visual impact of long or high slope banks should be used and include terracing, varying slope heights, contour grading, rounding tops and bottoms of slopes, and screening with landscaping.
- (2) Stormwater detention areas should be designed to be compatible with the neighborhood interests, to minimize public health impacts, and with an attempt to double as recreation uses for the neighborhood.
- (3) To the greatest extent possible, impervious surfaces should be minimized and mitigated. Drainage in paved parking lots should slope towards on-site landscaping areas.



##### 18.40.212 Standards

- (1) Grading disturbance shall not occur on slopes over 25%. Properties with areas of greater than 25% slope should place development requiring grading disturbance on the site areas of less than 25% slope. Incidental slopes, including banks along waterways or small abnormalities of less than 100 square feet within a lot shall not be counted toward this requirement.
- (2) The grading of the site must conform to the City's engineering regulations, and must be designed to minimize reshaping of landforms and fit the development to the site terrain.
- (3) Stormwater quality measures shall be integrated into the design. All measures shall be designed to promote water quality of storm water run-off through the use of Best Management Practices, as defined by the Urban Drainage and Flood Control District and the City.
- (4) Maintenance and upkeep of stormwater detention and water quality improvements as required by the City are a continuing obligation of the homeowner or homeowner association. Unless amendments to the approved plans are approved by the City, the owner(s) shall provide maintenance to the improvements as needed to maintain compliance with the approved plans.

