

**Section EV4.0275 Site Grading**

- (a) Effective site grading can be utilized to enhance the architecture, screen parking and loading areas and help provide for privacy or adjoining areas.
  - (1) Earth berms adjacent to public rights-of-way shall be constructed to a smooth, rounded, continuous natural contour, with slope not to exceed 3:1. Construction of berms shall not interfere with normal drainage of water anywhere on the site.
  - (2) Industrial or commercial sites located adjacent to residential areas should not be at a higher grade than residential uses.
- (b) All sites shall drain adequately to off-site collectors without interfering with adjacent properties. All site grading shall be designed to provide positive drainage without leaving standby water.
- (c) No cut or fill slopes of any type shall be steeper than 3:1, with smooth vertical transitions. Where space limitations demand, terracing with approved retaining walls shall be utilized.
- (d) Where retaining walls are required, they shall be of a material compatible with the building architecture.
- (e) Berms, channels, swales, etc., shall be graded in such a way as to be an integral part of the grading and paved surface designed with smooth vertical transitions between changes in slope.
- (f) Adequate diking of outdoor storage areas shall be provided where any chemicals or other substances used or kept on site present any potential risks downstream from the site.
- (g) All site grading shall be designed to meet the following standards:

	<u>Minimum Slope</u>	<u>Maximum Slope</u>
Planting areas	2%	3:1 (33%)
Parking lot pavement (1% with P.C.C. flow lines)	2%	4%
Driveways, access drives 2% (.6% with P.C.C. flow lines)	2%	6%
Pedestrian plazas	1%	2%
Pedestrian walkways	1%	8%