

2.4. GRADING

All grading of site developments and subdivisions shall comply with the grading requirements of this section, Zoning Ordinance (16.11.134), Subdivision Ordinance (15.05.102), and Appendix J of the International Building Code (IBC) which has been adopted to be applicable to Ivins City.

2.4.1. STREETS

- A. Streets should be designed to match natural grade as much as practical within design requirements. Any fills greater than 1 foot, measured at the street centerline, except for the crossing of washes and significant depressions may be determined by the City Engineer to be excessive.
- B. When the design centerline of new streets exceed 2% grade, the streets shall be tabled across intersections at a grade that does not exceed 2% for the consideration of ADA compliant crosswalks.

2.4.2. CUTS/FILLS

- A. Any cut or fill greater than 4 feet within 10 feet of a property line is generally prohibited without the approval of the adjacent property owner.
- B. Filling in a drainage may be acceptable if the drainage report shows the drainage is no longer necessary.
- C. Imported fills shall have no material greater than 12-inches in size.
- D. Fills over the top of existing slopes steeper than 5H:1V shall be benched in accordance with IBC Appendix J.

2.4.3. SLOPES

- A. Maximum slope of an embankment is 2H:1V except as allowed by the IBC Appendix J.
- B. Cut and fill slopes shall be set back from the property lines in accordance with IBC Appendix J.

2.4.4. SUBDIVISION LOTS

- A. If the pad elevations for two adjacent 11,000 square foot or smaller lots vary more than two feet, a retaining wall shall be required.
- B. It is recommended that subdivisions with lots greater than 11,000 square feet be left with natural vegetation ungraded.
- C. All lots graded flat shall be reseeded or be designed to retain water in a 1.5-inch storm event assuming no infiltration or evaporation during the storm.

1. Methods of retention may be by berming around the edge of the flat portion of the lot or by depressing the center of the lot.
 2. Sizing of the berm or depth of depression must consider any sloped areas that drain into the lot. See Ivins Standard Drawing No. G-01 Temporary Onsite Drainage Retention Berm for Unimproved Subdivision Lots.
 3. The retaining area must have at least 3-inches of freeboard.
 4. Water running onto a lot from an adjacent property should be diverted around any area to be left bare without vegetation.
 5. Methods of retention/detention shall prevent storm water from crossing property lines.
 6. Ivins Standard Drawing No. G-01 Temporary Onsite Drainage Retention Berm for Unimproved Subdivision Lots is provided as an example of an acceptable method of retention/detention to control erosion.
- D. Pad elevations must be set at 12-inches above top of curb elevation measured at the center of the lot. Pad may be additionally raised no higher than curb elevation at upslope lot line.