

ARTICLE 14-13 STANDARDS FOR GRADING AND RELATED SITE WORK

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SECTION 14-13-01 PURPOSE AND INTERPRETATION

A. Purpose

- 1, The purpose of this Article is to protect the public health, safety, general welfare, and aesthetics by regulating grading and related site work (including initial clearing, brushing or grubbing, subsequent excavating or filling, and related site work) on private and public land, including land owned by the Town of Mammoth.
2. It establishes standards designed to:
 - a. Regulate the development of potentially hazardous terrain;
 - b. Conserve the general visual character of sites and settings;
 - c. Enhance the value of new development; and
 - d. Conserve the value of existing affected properties.
3. The guidelines and standards of this Article have been prepared in the context of Town of Mammoth specific desert environment. They are intended to complement the applicable provisions of development code and other Town ordinances.
- 4 Granting of a permit for grading and related site work shall not relieve the applicant of responsibilities to other jurisdictions.

B. Interpretation.

1 .This section shall be used as a guide whenever a conflict arises in the interpretation or enforcement of this Article. The design, implementation, and mitigation of grading and related site work regulated by this Article shall be reviewed by the Town of Mammoth staff prior to the issuance of any permit to ensure compliance with the guidelines of this Article and the specific requirements of this Article.

2. The design and implementation of all grading and related site work shall;
 - a. Minimize scars and other adverse visual impacts resulting from cut and fill;
 - b. Blend with the natural contours of the land.
 - c. Conserve the natural scenic beauty and vegetation of the site, and;
 - d. Restrict the area and volumes to the minimum necessary to implement the planned development.
3. In all projects, measures shall be taken to:
 - a. Ensure that graded hillside, slopes, or other areas subject to erosion are stabilized;

- b. Reduce the erosion effects of storm water discharge, preserve the floodway-carrying capacity of natural or constructed waterways by limiting soil loss, and protect drain ways from siltation;
- c. Minimize dust pollution and surface water drainage from graded areas during grading and development; and
- d. Ensure that development activity is designated and implemented to minimize adverse impacts and include appropriate restorative measures.

SECTION 14-13-02 Applicability and Exemptions.

A. Scope

- 1. All development projects shall require a grading permit.
- 2. Town development projects shall abide by the requirements of this Article. The Town Council may grant a special exception at a public hearing to a requirement of this Article for a Town development project.

B. Type 1 permit applicability: A Type 1 permit is required for.

- 1. Residential development on a single lot, with a development envelope not exceeding the following:

Lot Area Development Envelope

.05 to 5.0 acres (21,780 to 217,800 sq.ft.)	12,000 sq. ft. plus
5.0 acres and more	15.0% lot area

- 2. Residential development on a single lot of less than one-half acre, with a development envelope of more than twelve thousand square feet.
- 3. Non-residential development on less than 1.0 acre, or which does not require a subdivision plat or development plan.
- 4. The clearing, brushing, or grubbing of an area within the limits given in (B) (1) above.
- 5. Temporary off-site stockpiling of between one hundred cubic yards and ten thousand cubic yards of fill.
- 6. Grading - except when reviewed during a golf course review, a flood plain review, or a Type 2 grading permit review process — which requires a permanent cut or fill slope greater than five feet in height and steeper than a 3:1 slope.
- 7. New pavement of three thousand to five thousand square feet.

C. Type 2 permit applicability: A Type 2 permit is required for:

- 1. Residential development on a single lot with a development envelope exceeding the following:

Lot Area Development Envelope

0.5 to 5.0 acres (21,780 to 217,800 sq. ft.)	12,000 sq. ft. plus 9.5% lot area
5.0 acres and more	15% lot area

2. Residential development which requires a subdivision plat or development plan.
3. Non-residential development on one or more acres, or which requires a subdivision plat or development plan.
4. The clearing, brushing, or grubbing of an area exceeding the standards.
5. Temporary off-site stockpiling of more than ten thousand cubic yards of fill.
6. New pavement of more than five thousand square feet.

D. Exemptions: The following activities are exempted from this Article.

1. Residential development on a single lot, with a development envelope of less than fourteen thousand square feet.
2. One subsequent expansion, by not more than twenty-five percent, of an exempted or approved Type 1 graded area.
 3. The clearing, brushing, or grubbing of an area of less than fourteen thousand square feet.
4. Temporary off-site stockpiling of less than one hundred cubic yards of fill.
5. Resurfacing or maintenance of an existing paved surface.
6. New pavement of less than three thousand square feet.
7. Single-home sewage disposal system with a County Health Department permit.
 8. Excavation below finished grade for a basement, foundation, wall or swimming pool authorized by a building permit.
9. Cemetery graves.
10. Refuse disposal site controlled by other regulations.
11. Exploratory excavation under the direction of a soil engineer or engineering geologist, provided all excavation is properly backfilled in accordance with Town of Mammoth standards.
12. Qualified archaeological exploration of a registered archaeological site.
13. Removal of no more than 25 percent of the individual plants for storage and replanting on the same property. This provision shall not exempt clearing, brushing, or grubbing.
14. Underground utility installations under a paved roadway surface or a continuously-maintained unpaved roadway surface and which provide no disturbance of the surface.
 15. Grading for the maintenance of an existing private access, road or driveway, provided that either existed prior to adoption of, or was established in conformance with, this Article. Proof of such may be required by the Town of Mammoth.
16. Grading for an appurtenant access or utility easement.
17. Grading for normal agricultural practices on or within existing areas of agricultural use
18. Excavations for specific building foundations which are permitted by issuance of a building permit.

1.9 Projects in the flood plain which are authorized under a specific flood plain permit.

14-13-03 Definitions.

- A. General usage: The definition and usage of terms in this Article are as contained within this code, except that the definition and usage of terms describing drainage are as contained within the Mammoth Flood plain Management Ordinance.
- B. Definitions: For purposes of this Article only, the following words and terms shall mean:
 - 1. Access road: A road within one mile of the grading site, designed on the approved grading plan, and used, during grading, for the transport of grading equipment, hauling of fill and other equivalent vehicular traffic to and from the grading site.
 - 2. Approval: Written notice by the Town of Mammoth staff approving the design, progress or completion of work. A copy of which will be filed in the office of the Planning and Zoning Administrator.
 - 3. Approved plan: The most current grading plan which bears the authorized signature of approval of the Town of Mammoth staff.
 - 4. Approved testing agency: A facility which is equipped to perform and certify the tests required and whose testing operations are controlled and monitored by a Registered Civil Engineer.
 - 5. Borrow: Earth material acquired from an off-site location for use in grading a site.
 - 6. Brushing: The selective removal of vegetation.
 - 7. Building height contour line: A contour elevation line set at the existing grade elevation, plus the maximum building height permitted by site re-zoning conditions of this code and fifty percent of the additional height added by permitted fill.
 - 8. Clearing: The substantial removal of vegetation.
 - 9. Development Project: Any manmade change to improved or unimproved real estate including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, and excavating.
 - 10. Envelope, building:
 - a. A dwelling unit and all attached roofed structures, including carports or patio ramadas;
 - b. For non-residential development, the building envelope shall be the main building and all attached roofed structures.
 - 11 Envelope, development: The total area encompassed by a continuous line drawn a minimum distance of five (5) feet outside any and all work shown on the approved plan and any other surfaces which will be disturbed (as access roads). There shall be no more than one envelope per permit unless such envelopes are separated by an undisturbed distance of at least 100 feet.
 - 12. Erosion: The wearing away of the ground surface as a result of the movement of wind, water or ice.
 - 13. Excavation: The artificial (e.g. mechanical, manual, blasting, etc.) removal of earth materials.

14. Final inspection: Field inspection conducted by the Town of Mammoth and/or Pinal County prior to project acceptance or release of assurances (if required).

15. Grade: The vertical location of the ground surface.

16. Grade, existing: The actual, current ground surface as of the date of adoption of the ordinance adopting this Title.

17. Grade, finished: The final grade conforming to the approved grading plan.

18. Grade, rough: The stage at which grading substantially conforms with the approved grading plan.

19. Grading: The initial clearing, brushing, or grubbing, and subsequent excavating or filling, of a site.

20. Grading permit: An official document issued by the Town of Mammoth and/or Pinal County staff authorizing the grading and related site work activity specified by the permit conditions.

21. Grubbing: The removal of trees and other large plants by their roots.

22. Inspector. A person authorized by the Town of Mammoth and/or Pinal County to perform inspection on grading or related site work.

23. Permit conditions: The specifications and requirements of the approved grading plan, grading statement, soils report, or other documents necessary for permit approval.

24. Related site-work: Work other than general, or mass grading which involves:

(1) below-the-surface operations (such as trenching for utilities or landscaping);

(2) placing of pavement and its substructure;

(3) curbs, gutters, and sidewalk;

(4) grading of drainage channels; and

(5) constructing minor slope protection facilities and retaining walls

25. Retaining wall: A wall designed to withstand lateral and hydrostatic pressures and built to keep earth from sliding, and which is two feet or greater in height from the lowest point of earth at the foundation to the top of the wall.

26. Re-vegetation: Placement of living plant material on sites or cut and fill slopes where the natural vegetation has been removed.

27. Site: Any lot or parcel of land, or contiguous combination of lots and parcels under the same ownership, or unified control, where grading or related site work is to be performed.

28. Slope: An inclined ground surface, the inclination of which is expressed as a ratio of

horizontal distance to vertical distance.

29. Soil: Naturally occurring deposits overlying bedrock.

30. Stabilized slope: A slope treated with re-vegetation or other mitigation measures approved by the Town of Mammoth that contribute to resistance to erosion of siltation or to structural strength of the slope.

31. Temporary stock-piling: The storing of a quantity of material for not more than 90 days. A revised period may be accepted by the Town Council, at their discretion when the permit is issued, and shall determine the expiration date.

14-13-04 General Grading and Related Site Work Performance Standards.

A. Scope: The performance standards of this section are general grading and related site work performance requirements.

B. Site re-vegetation and stabilization: All graded areas that have not been re-vegetated, stabilized, or constructed upon at expiration of the permit shall be subject to an additional fee and an amended permit and shall be re-vegetated or stabilized within 60 days of the expiration date of the original permit.

C. Slopes: All exposed cut or fill slopes shall be re-vegetated or stabilized in accordance with the approved grading plan.

D. Terracing: Terracing to control surface drainage and debris on cut or fill slopes may be required.

