

3.120.E Grading Plans and Standards

Grading shall respect the natural contour of the existing terrain wherever possible. The following standards shall apply to all development within the City of Lewisburg.

1. Standards

A . Grading shall be limited to building pads, access drives, parking lots, etc. unless approved by the board of zoning appeals

B. Where grading is necessary, the principles of contour grading should be employed:

1. Cut slopes shall not exceed two (2) horizontal to (1) vertical (2:1). Flatter slopes may be required if indicated by soils and geologic investigations to be necessary. Solid rock cut slopes shall not exceed 0.5 horizontal to 1 vertical.
2. Graded Earthen slopes should be rounded and shaped to simulate the natural terrain.
3. Grading should follow the natural contours as much as possible.
4. Graded Earthen slopes should blend with naturally occurring slopes at a radius compatible with the existing natural terrain.
5. Graded Earthen slopes shall be re-vegetated with a mixture of grass seed or shrubs as recommended by the Planning Commission to prevent erosion. Planting may be waived by the Planning Commission for slopes that, due to the rock character of the material, will not support plant growth.

2. Grading Plan Requirements

A grading plan containing the following information indicated herein is required for sites involving one (1) acre or more or for structures involving 5,000 sq. ft. or more. Single-family residences and individual duplex dwellings are excluded from these provisions.

This section expressly exempts excavation or fill for the purpose of constructing a swimming pool, basement, garage, or similar use that is deemed to be an accessory structure to a principal residential building. This section also exempts excavation for the installation of utility lines, including sanitary sewer, storm sewer, water, gas, electric and phone lines. However, the placement of fill material obtained from excavation for the purpose of extending utility services is nonexempt.

The grading plan shall include:

- (1) The actual shape, location, and dimension of the lot.
- (2) The shape, size, and location of all buildings or other structures to be erected, altered, or moved and of buildings or other structures already on the lot.
- (3) The existing and intended use of the lot and of all such buildings or other structures upon it, including the number of occupancy units (i.e., apartments, condos, commercial, etc.) the building is intended to accommodate.

(4) Topographic features, both existing and proposed final grade, with contours of two to five foot intervals as required by the Director of Public Works, City Manager, or Codes Enforcement Officer based on the character of site topography.

(5) Location of all driveways and entrances.

(6) A revegetation plan that satisfies the conditions of Section 3.120.E.1.C.5 listed above.

(7) Proposed means of surface drainage and siltation control that comply with the Stormwater Management Plan for Lewisburg

(8) Proposed means of air pollution and/or dust control per State Air Pollution Control standards Contact 931-840-4160.