

# JEFFERSON

COUNTY COLORADO

## Planning & Zoning Division

# RETAINING WALLS

## PERMIT SUBMITTAL REQUIREMENTS

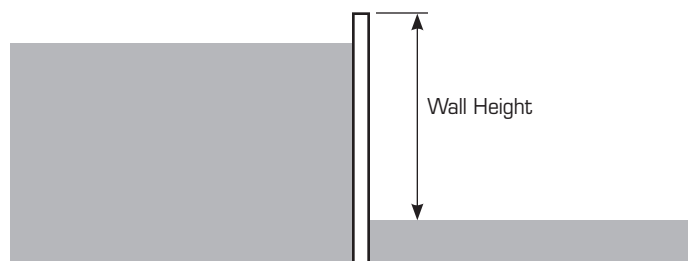
### REQUIREMENTS

**Fees are on-line at our web site** or call 303-271-8700. Make checks payable to Jefferson County Treasurer.

#### Maximum Height

Retaining walls shall not exceed a maximum height of twelve (12) feet unless approved by a Board of Adjustment variance or minor variation request.

Wall Height	Requirements
< 36"	No Permit Required
> 36" - 12'	Miscellaneous Permit Site Plan – showing entire property to <b>scale</b> & engineering requirements
> 12'	Minor Variation or Board of Adjustment Variance approval, Miscellaneous Permit Site Plan – showing entire property to <b>scale</b> & engineering requirements



#### Engineering Requirements

Retaining walls more than 36" inches in height must be designed by an engineer, per the Jefferson County Zoning Resolution (Section 16.E.14.e). In order to obtain a permit for construction of the retaining walls stamped construction plans, details and supporting calculations must be provided to the county.

##### 1. Construction plans

Need to indicate how the proposed wall height will vary along its length

##### 2. Details

Elevations showing top (TOW) and bottom of wall (BOW) for critical points along each wall length

##### 3. Supporting Calculations

Must demonstrate an adequate factor of safety with respect to:

- Bearing capacity
- Overturning
- Sliding
- Internal stability
- Global stability may be required dependent upon site conditions

**Note:** Surcharge loads due to sloping backfill, adjacent vehicles and structures must be taken into account

The design parameters used for retaining wall analysis may require consultation from a geotechnical engineer. Sites with expansive soils, steep slopes, vehicles or structures near the walls and/or walls exceeding 8 feet in height may require a specific geotechnical study.

**Note:** Additional information may be required. For further assistance with engineering requirements please contact the Planning and Zoning Division.

### GENERAL INFORMATION

#### Setbacks

Setbacks for all grading and erosion control activities shall be at least 7 feet from property boundaries and 25 feet from off-site occupied structures.

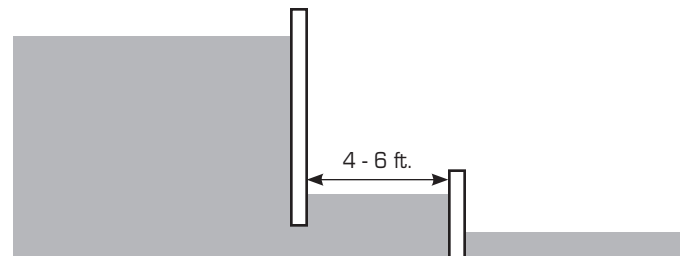
The Planning and Zoning Division may waive setback requirements provided the applicant can adequately demonstrate that activities occurring within the setback limitations will not adversely affect adjacent properties. (Section 16.E.10.a). Roads and driveways are exempt from setback requirements if it is adequately demonstrated that grading will not adversely impact properties or structures (Section 16.E.10.b).

#### Drainage

When surface drainage is discharged onto any adjoining property, it shall be discharged in such a manner that it will not cause an increased hazard to the stability of any cut and fill slope or any building or structure (Section 16.E.12.c). Runoff shall not be discharged from the site in quantities or at velocities substantially above those which occurred before grading except into drainage facilities whose design has been specifically approved by the Planning and Zoning Division prior to the permit approval (Section 16.E.12.i).

#### Tiered Walls

If a series of retaining walls is desired, the required horizontal distance between walls is a minimum of 4 feet and a minimum of 6 feet if either retaining wall exceeds 8 feet (Section 16.E.14.e). No individual wall may exceed 12 feet without first receiving a variance approval through the Board of Adjustment or a minor variation request.



#### Grading

If the construction of a retaining wall will result in grading/land disturbance of more than 5,000 square feet of area, a Grading Permit or Notice of Intent will be required (Section 16.B.2).

#### Easements

Encroachment into utility easements requires approval by all agencies with interest in the easement. Encroachment into drainage easements requires approval from the Planning and Zoning Division.

- ☛ All performance standards in Section 16 of the Jefferson County Zoning Resolution must be met.
- ☛ The information provided in this handout, is provided to assist individuals in the construction of a retaining wall. Additional permit requirements may need to be met. Consult with the Planning and Zoning Division before any construction activities occur.