

6.0 SITE DEVELOPMENT STANDARDS GENERAL TO ALL ZONES

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6.5. Grading

- 6.5.1. **Purpose / Intent:** This Plan restricts grading in order to protect natural topography and distinct topographic and natural character to the extent possible. Natural terrain and geological features make the area unique, desirable, and of value to residents and the larger community.
- 6.5.2. Cut and fill slopes shall be no steeper than 3:1 on average, and retaining walls shall not exceed 4 feet in height unless incorporated within a building's foundation or approved by the City Hydrologist as necessary for development.
- 6.5.3. Graded areas shall maintain the character of the natural terrain by varying gradients, undulating contours, and rounding the toe and crest of any slope greater than 10 feet in height.
- 6.5.4. Fill shall be limited to four (4) feet except as deemed necessary for site development and drainage by the City Hydrologist. When more than 4 feet of fill is proposed, a project shall require **DRB approval** in order to ensure coordination with the City Hydrologist, City Open Space Division, and other relevant City staff.
- 6.5.5. Fill shall not exceed the existing highest natural grade point on site, unless approved by the City Hydrologist for required drainage. Fill height shall be measured from the natural grade.

- 6.5.6. In the selection of alignment and in site design, grading plans shall demonstrate that cut and fill has been kept to a minimum consistent with the standards in this Plan. Generally, the overall topography of the site is not to be substantially altered. ~~Development must comply with the joint Albuquerque-Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20, as well as the most recently approved City Air Quality Control Division standards and requirements.~~ [2]
- 6.5.7. ~~Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust that may occur~~ ~~In order to minimize opportunities for fugitive dust during site development and construction, development shall comply with the following standards:~~ [2]
- (i) ~~All development ¾ acres or over [16] must comply with the joint Albuquerque and Bernalillo County Fugitive Dust Ordinance found in the New Mexico Administrative Code 20.11.20.~~
 - (ii) ~~All development must comply with the City Drainage Control Ordinance and the Flood Hazard Control Ordinance, including a requirement for an approved Erosion and Settlement Control Plan prior to being issued a grading permit.~~
 - (iii) ~~Due to the area's proximity to the Petroglyph National Monument and the importance of protecting petroglyphs from fugitive dust, preferred methods for soil stabilization should be incorporated where appropriate.~~

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- (iv) For all non-residential and mixed-use developments, grading permits shall only be issued concurrently with building permits. For developments $\frac{3}{4}$ of an acre or over [16], applicants shall provide proof of a 20.11.20 NMAC Fugitive Dust Control Permit from the Environmental Health Department prior to being issued a building permit.
- (v) For exclusively residential developments, a grading permit shall only be issued after a preliminary plat and an Erosion and Sediment Control Plan have been approved.
- (vi) In situations that require grading without a building permit or a preliminary plat, or in advance of a building permit or a preliminary plat, the City Engineer may grant a grading permit if an applicant makes a special request, provided that the requirements in items (i) through (iii) above are met, as well as other requirements from both the City Engineer and the City Environmental Health Department. [17]
- (vii) Grading within public rights-of-way or public easements is exempt requires a fugitive dust permit and grading permit per (i) and (ii) above.

6.6. Construction Mitigation

- 6.6.1. **Purpose / Intent:** Any damage to the vegetation, slope, or placement of boulders due to or related to construction shall be mitigated as provided herein.
- 6.6.2. ~~Grading permits for commercial lot developments in the Volcano Heights Sector Development Plan area shall only be issued concurrently with the respective commercial building permits for non-residential and mixed-use developments, as well as residential developments over two lots. Applicants shall provide proof of a fugitive dust permit from Environmental Health prior to being issued a grading permit. If any soil stabilization is proposed, straw crimp plus seeding is the preferred method. Grading permits for residential developments greater than 10 acres shall require soil stabilization, approved by the Environmental Health Department, which shall be applied to the disturbed area within three months after grading of the site commences. Grading within public rights-of-way or public drainage easements is exempt. [2]~~
- 6.6.3. Prior to beginning any construction, the property owner, developer, or infrastructure contractor (whichever is the most relevant) shall complete the following requirements.
 - (i) A temporary silt fence shall be constructed at the site boundary adjacent to sensitive lands (i.e. the Escarpment buffer, Major Public Open Space, archeological site, or public or private conservation area to be maintained in natural desertscape) to effectively protect them from heavy equipment and vehicles.
 - a. Construction or silt fencing shall be placed no less than 12” from the Petroglyph National Monument boundary. [76]

