



# RETAINING WALL PERMIT

Department of Public Works | Engineering Division | 970 375 4810 | engineering@durangogov.org

## PURPOSE / PERMIT REQUIRED

A Retaining Wall Permit is required prior to construction of any retaining wall 30 inches in height or greater. If the wall design is submitted concurrently with a building permit or a site plan review, a separate permit is not needed.

Please refer to the City of Durango Land Use Development Code (LUDC) Sect. 3-5-1-2 for specific information on design requirements. A summary is provided on the second page of this application

## CONTACT INFORMATION

Applicant : \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ EMAIL : \_\_\_\_\_

Project Name Address / Location / of Retaining Wall: \_\_\_\_\_

## SUBMITTAL REQUIREMENTS / PROJECT CONDITIONS

1. \$50 application fee.
2. A site plan showing the accurate location and height (top-of-wall elevation and toe-of-wall elevation) of all proposed retaining walls.
3. Retaining wall cross-section design, soil prep and backfill and description or specification of wall materials.
4. Engineered grading plans and an Onsite Excavation Permit may be required depending on the extent of the proposed walls and site grading.
5. When required, stamped engineered plans for the structure (*see Sheet 2 for requirements*)
6. \_\_\_\_\_
7. \_\_\_\_\_
8. \_\_\_\_\_

The Application Fee for Onsite Excavation and Grading Permits is \$50.00       Final Submittal Documents and Information will be determined by City Engineering Staff

The undersigned acknowledges that excavations and construction of retaining walls is to be undertaken and completed accordance with the approved plans, and to any applicable codes and standards. Easements and permissions from adjacent property owners, when needed, shall be obtained by the applicant prior to construction. The applicant and contractor(s) assume all risks an damages involved in the construction and maintenance of retaining walls and in no way shall hold the City liable for such. Future ownership and maintenance of retaining walls shall be solely the responsibility of the property owner, unless otherwise agreed upon by the City and such walls are formally dedicated to the public trust.

Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

### CITY USE ONLY:

\$50.00 Application Fee Paid    Approved Plans    SWQP Issued    PIA or Bond Secured    Engineering Inspection Card Issued

Engineering Representative: \_\_\_\_\_ Date: \_\_\_\_\_



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## SUPPLEMENTAL INFO AND DESIGN STANDARDS

Retaining walls may be approved in the circumstances where their use is an appropriate engineering solution, or if they are necessary to retain soils and stabilize sites in areas of permitted cut and fill.

Unless otherwise approved, retaining walls shall be finished with native rock or other masonry which conveys a scale and texture similar to that of natural rock or traditional materials found within the neighborhood or traditionally used in Durango.

Retaining walls shall be designed and stamped by a Colorado Registered Professional Engineer, specializing in Structural Engineering, under the following conditions:

- Any wall, or wall system, six feet (6-ft) or greater at its highest point, as measured from the top of the wall to the lowest adjacent ground level, not including its foundation depth; or
- Any wall, or wall system, four feet (4-ft) in height or greater, where its height exceeds its distance from a right-of-way line or a common property line.

Individual retaining walls shall not be more than eight feet (8-ft) tall.

Where taller retaining walls are needed, a series of terraces or benches shall be used.

Terraces or benches shall be at least five feet wide and shall be planted with approved landscaping.

### TERRACED WALLS VS WALL SYSTEMS

An individual wall is one that is not dependent upon the artificial retention of soils which support the structural integrity of the wall (one retaining wall is not supporting another). If the upper wall is dependent upon the artificial retention or stabilization of its supporting soils, the wall or walls will be considered a 'wall system'. Further engineering and submittal requirements will apply in these cases, including the need for a structurally engineered design as described below. Structural support of the wall is defined by the underlying soil's slip-plane or natural angle of repose at saturation. It can be assumed that a 1:1 slip plane can be used as a baseline for wall system designs; however, soils information and/or geotechnical verification the slip-plane may be required. See the detail below:

