

Retaining Wall

INTRODUCTION: Before you begin construction of a retaining wall, it is very important that you become familiar with the City of Ankeny building and zoning regulations which apply. The regulations exist for your protection and the Community Planning & Building Department is operated for your benefit. Please allow a minimum 5 working days for processing of a permit application. Following review of the application and payment of fees, a permit will be issued and work may begin.

PERMIT REQUIRED.

- Retaining walls supporting earth to maintain grade for purposes of foundation support and/or frost protection shall be permitted. Engineering documentation required. (and/or)
- All retaining walls exceeding four feet in height shall be permitted. Engineering documentation required.

RETAINING WALL TYPES and REQUIREMENTS

- All retaining walls shall be constructed in accordance with the building code and/or in accordance with approved engineering practices.
- Interlocking block retaining walls shall be constructed in accordance with the manufacturer's engineered specifications. Note: manufacturer's specifications shall be provided at time of permit application submittal.
- Masonry, brick, stone or wood retaining walls supporting earth to maintain grade for purposes of foundation support and/or frost protection and retaining walls exceeding 48" in height shall be designed by a licensed in Iowa Structural Engineer and shall be constructed in accordance with said design requirements.
- Retaining walls shall not modify/alter existing drainage patterns nor be constructed within drainage easements.
- Excavation needed for the placement, location and design of a retaining wall shall not undermine the grade of adjacent property.
- Discharge from a retaining wall drainage system shall be directed upon the subject property and shall not produce additional runoff or erosion into or upon adjacent properties.
- Retaining walls height shall be measured straight up vertically from existing grade to the upper most point at the top, unless the retaining wall assembly includes footings for stability and building code/engineering compliance at which time the wall height shall be measured from the top of the footing to the upper most point at the top of the wall.

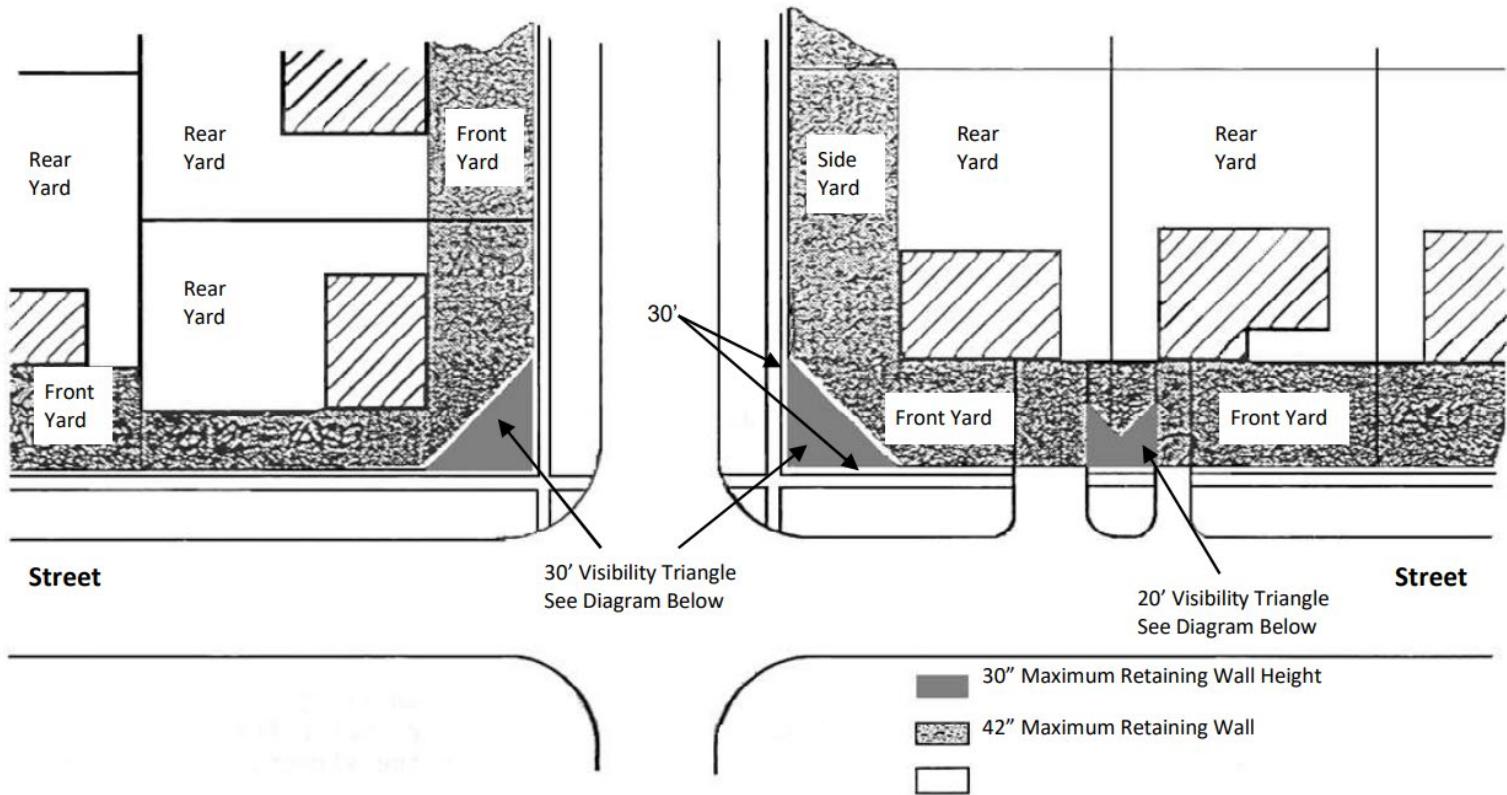
VISIBILITY AT INTERSECTIONS. No fence, wall, shrubbery, earthen berm, sign, billboard, or other obstruction to vision shall be permitted which serves to obstruct vision between a height of 30 inches and 10 feet on any corner lot within a triangle of 30 feet formed by intersecting street right-of-way lines, or in the case of interior lots within a triangle of 20 feet formed by intersecting driveway edge and right-of-way lines.

RESTRICTIVE COVENANTS. There may be restrictive covenants recorded against your property which regulate structures. A copy of any restrictive covenants should have been given to you during your closing. If not, check your title report for a reference to them. Covenants are recorded against the land; once you have the document number from your title report, you can obtain a recorded copy from the Polk County Recorder. The City of Ankeny does not enforce restrictive covenants.

PLAT NOTES. Some recorded plats may have notes that place further restrictions on lots adjacent to streets. Copies of plats are available to view on the Polk County Recorders web site and at the Public Services Building.

IOWA ONE CALL 1-800-292-8989 or 811 provides contractors, homeowners, and others who may be excavating, digging or trenching with a single toll-free number to call for locating and marking underground facilities. Iowa law states that if you are excavating, including digging, you must call Iowa One Call at least 48 hours in advance (of your digging) in order to minimize the risk of damaging any type of underground facilities (electric, gas, telecommunications, cable television, water and sewer). The service is free, and so is the phone call. Call 1-800-292-8989 or 811 for utility location service.

Visibility Requirements



Visibility Diagram Plan

