

GRADING PLAN FOR RESIDENTIAL BUILDINGS

Every proposed new building requires a grading plan to be submitted with the building permit plans. The following items are required to be shown on the proposed grading plan:

1. The location of the building, type of building (R, LO, WO, etc.) driveway, tree cover (every tree over 6" in diameter shall be individually located on the plan), wetlands, drainage ways or ditches, city streets, neighboring structures, easements, including trail, conservation, drainage and utility and other significant features.
2. The existing elevation (MSL) of the building pad, neighboring structures, top of curb at the driveway, wetlands elevation, all lot corners and any drainage structures.
3. The proposed elevation (MSL) of the first floor, lowest floor, garage floor, walk-out (if any), high or low points (breaks in grade). Percent grade of driveway, maximum 8 percent.
4. Drainage arrows showing the route of run off across the lot with proposed elevations (MSL) of drainage swales.
5. Location of erosion control. A silt fence or other erosion control method will be required along the flow path to the wetland.
6. Any retaining walls with top and bottom wall elevations, steep slopes, or other special grading features should be denoted.
7. Name and contact phone number of homebuilder and landscaper who does final grade.
8. Property addresses are required.

An as-built grading plan, which verifies all items listed above, will be required to be submitted along with a request for release of escrow funds to the engineering department before the grading escrow will be refunded. The following items are required to be submitted on the as-built grading plan:

1. The location of the building, driveway, tree cover, wetlands, drainage ways or ditches, city streets, neighboring structures, and other significant features.
2. As-built elevation of all lot corners.
3. As-built of the first floor, garage, basement or walkout.
4. Elevation of swale with drainage arrows verifying minimum slope.

5. Name and contact phone number of homebuilder and landscaper who does final grading.
6. Property addresses are required.

A cash escrow in an amount established by resolution shall be paid before a building permit is issued for all new construction. The fees are as follows:

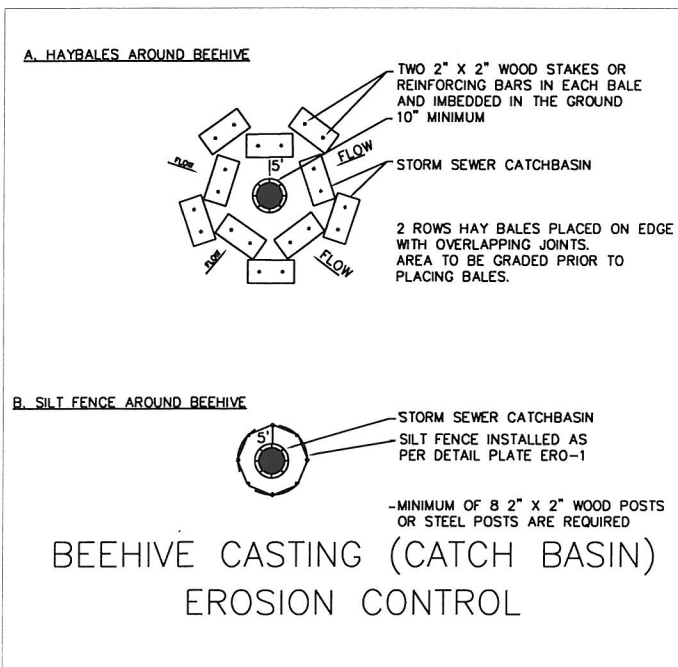
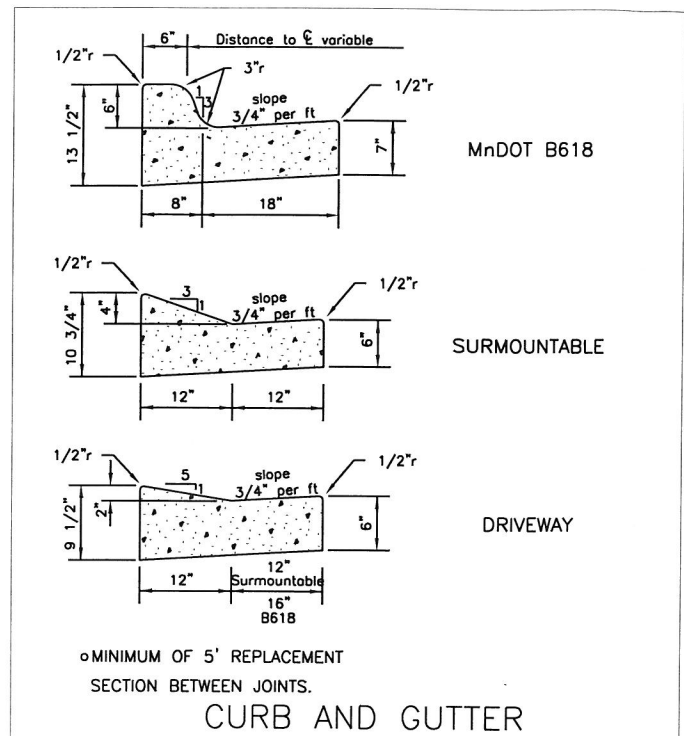
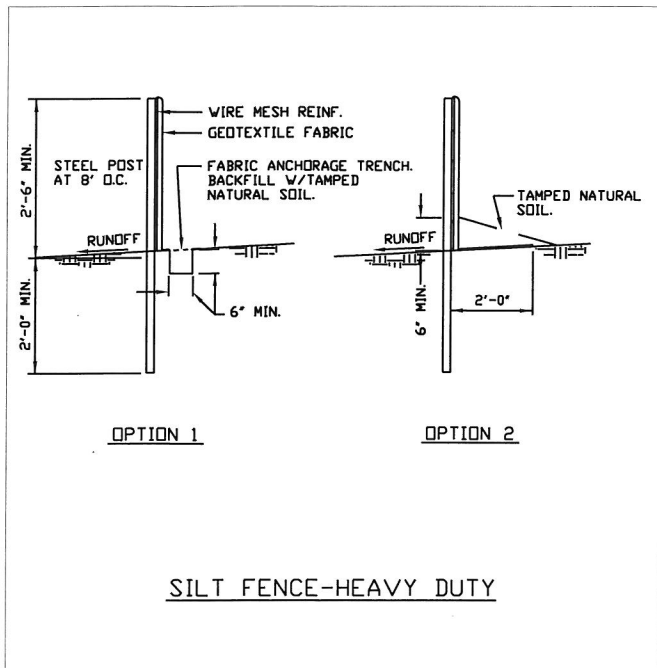
Residential dwellings:	\$1,500.00 grading escrow
	\$ 150.00 engineering fee (non-refundable)

The cash escrow shall be returned to the permit applicant, without interest, upon successful completion of all of the following:

1. Submit the as-built grading plan along with the request for release of escrow funds.
2. Written certification from a registered engineer or land surveyor that the grades and elevations are in conformance with the City approved grading plan and verification by a surveyor that permanent iron monuments are in place at each lot corner.
3. Water service curb box access cover at finished grade and curb box valve operable.
4. City has reviewed the as-built survey and inspected the property to assure drainage and all erosion control is working effectively.
5. All damaged curb and sidewalk as a result of home construction is repaired, inspected and approved by the Engineering Department.

If the escrow items are not completed within 60 days, excluding the time between October 1st and May 1st of issuance of a Certificate of Occupancy, the City may enter the lot, perform the work, and apply the cash escrow toward the cost, plus administrative fees.

In addition to the cash escrow, an escrow administration fee in an amount established by resolution shall be paid before a permit is issued for all permits requiring escrow per Ordinance Section.



Corrective measures, suggestions
and enforcement on reverse side.



SITE PROTECTION & EROSION CONTROL

- Install **ALL** required erosion control or BMP prior to any soil disturbance.
- Maintain **ALL** erosion control measures until sufficient vegetation is established.
- Protect all curb and sidewalk. *Contractor responsible for all damage.*
- Silt fence must be installed in accordance to city detail.
- Contractor responsible for all erosion control prevention and correction until site is stabilized in a permanent manner.
- Protect all survey lot corners and easements.
- All concrete cleanout must be done on private property owned by the builder and away from city structures.
- All attempts must be made to maintain sidewalk access at all times. The sidewalk should not be blocked, covered or impassable at any time. Except for a specific construction entrances. *E.G. Avoid storage of material on sidewalk that may make it impassable. Do not place dumpster on sidewalk unless there is no other alternative. Remove any silt or soil buildup that hides or otherwise blocks the sidewalk.*
- **Construction Entrance** - 6" layer of clean fill or course aggregate over a city structures such as sidewalk or curb to protect it from construction damage.

CORRECTIVE MEASURES

- Transverse cracks may be sawed and sealed as approved by the engineer.
- Sawed & sealed cuts should be 1/2 thickness filled with approved sealant.
- 5' minimum separation on curb joints for curb replacement.
- Full panel replacement on sidewalk replacement.
- 5" minimum sidewalk thickness.
- 6" minimum sidewalk thickness in all driveways.
- MnDot 3Y32 *Type A* concrete required for all replacement.
- High erosion areas may be blanketed as required by engineer.
- Additional silt fence must be installed as soon as possible as required by engineer.

SUGGESTIONS

- Silt fence entire lot and limit access to one entrance.
- Construct construction entrance over curb and sidewalk with a minimum of 6" compacted clean fill or coarse aggregate to protect curb and sidewalk.
- Display direct contact name and number for corrections and comments located on site. (By building permit)
- Use extreme caution around wetlands and buffer areas and excessive erosion and access control into wetland areas.

ENFORCEMENT

- No footing inspection will be made without required silt fence installation.
- Maintenance and inspection must be made after each rain event.
- No further inspections will be scheduled after verbal notification by the city of out of compliance erosion control measure until corrective actions are taken.
- A 'Stop Work Order' may be issued for any site that is out of compliance until the erosion / grading problems are resolved.

CONTACTS

Engineering	Building Inspections
Department	(651) 430-8825
(651) 430-8830	