



**Erosion Control, Grading & Stormwater Permit
Information Handout
City Code 803.04**

Purpose: To regulate grading and to control or eliminate soil erosion and sedimentation resulting from construction activity within the City to ensure that sediment from construction sites is not getting into the City’s storm sewer pipes, ponds and lakes, it is necessary for Public Works Staff to inspect construction sites after a rain event or at least once a week.

Permit Requirements

- All sites with more than 50 CY (cubic yards) of graded material, or sites with greater than 5,000 square feet or more of disturbed area or any land disturbance within the shoreland overlay district not exempted by City Ordinance are required to obtain an Erosion Control, Grading & Stormwater Permit.
- An Erosion Control Plan shall be submitted with all permits.
- A Grading Plan shall be submitted on all new construction sites, all sites within the shoreland district or on sites where greater than 50 cubic yards of material moved or as required by the City Engineer.
 - a. The grading plan must include the total amount of material that will be moved on site, including a breakdown of the amount of material imported and the amount of material exported.
 - b. If hauling materials, haul routes must be identified.
 - c. Estimated time to complete work.
- The permit needs to be signed by the applicant and the property owner.

Minimum Erosion Control Requirements

- All controls shall be installed and inspected by the City before starting work on a site. Please call 651-792-7004 to schedule a site inspection meeting before beginning construction.
- Inlet protection and perimeter control shall be installed to manage sediment from the site.
- Street sweeping shall be performed at least weekly to remove sediment tracked onto City streets.
- Stabilization is required for stock piles and exposed soils that have not been worked for 14 days.
- All basement and/or foundation excavation spoil piles shall be kept completely off City right-of-way and shall be completely surrounded with approved erosion control.
- All construction waste shall be properly managed and disposed of so it will not have an adverse impact on water quality.

Erosion Control Permit Fees

Since staff time spent on inspections will vary depending on the size of the construction site, the fees for this permit are based on the size of the site. Permits are good for one year from the date of issuance.

Size of site	Assumed construction time	Initial Fee (for 1 st year)	Renewal Fee (for each additional year)	Escrow
<5,000 SF (shoreland only)	1-2 weeks	\$50.00	N/A	N/A
<0.5 Acre (residential remodel only)	1 Month	\$350.00	\$150.00	\$1,000.00
<1 acre	3-4 months	\$625.00	\$220.00	\$3,000.00
1-5 acres	7-8 months	\$900.00	\$320.00	\$3,000.00- \$15,000.00
>5 acres	12 months	\$1400.00	\$480.00	>\$15,000.00
Escrow	\$3,000.00 per acre (rounded up to nearest acre)			



Grading Permit Fees

Fee based on cubic yards of material moved.

Amount of Grading	Fee	Escrow
<50 CY	\$0.00	N/A
<5,000 SF (shoreland only)	\$50.00	N/A
51-250 CY	\$100.00	N/A
251-1000 CY	\$200.00	\$5.00/CY
1001-10,000 CY	\$350.00	\$5.00/CY
>10,000 CY	\$650.00	\$5.00/CY

Grading escrows may be reduced by the City Engineer depending on site conditions.

Escrow Information

- The City shall require an erosion control escrow as a part of the permit. This sum of money shall ensure the inspection, installation, maintenance, and completion of the erosion control plan.
- For sites with grading in excess of 250 CY of material, a grading escrow will be required.
- The applicant shall be responsible for proper operation and maintenance of all controls.
- **Any problems identified by the City shall be addressed within 48 hours of notification.**
- If the applicant does not comply with the erosion control plan or requests from the City, the City may take such action as it deems appropriate to control erosion, including using the escrow money to sweep streets and repair or clean erosion controls.
- If correction items are not addressed within 48 hours of notice, escrow money will be deducted for staff time spent on follow up inspections.
- Grading escrow funds will be released when the City determines the grading has been completed per the approved grading plan.
- Remaining erosion control escrow funds will not be released until the site has undergone final stabilization and all erosion control has been removed.

Stormwater Permit Fees

Staff time spent on review will vary depending on the area of disturbance which will dictate the required stormwater treatment for site. The fees for this permit are based on the disturbed area. Permits are good for one year from the date of issuance.

Size of site	Fee
<1 acre	\$35.00
1-5 acres	\$75.00
>5 acres	\$125.00